



Bulls Bushes, Hook

McCarthy
Holden 



Woodlands House, Bulls Bushes

Hook

A five bedroom family home, nestled in a no through road location close to the village centre. Extended, partially updated to a high standard by the current owners and offered with no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Five Bedrooms
- Three Bathrooms
- Three Reception Rooms & Conservatory
- Kitchen/Breakfast/Family Room
- Garden
- Driveway Parking & Double Garage





The Property

This well presented five-bedroom family home is nestled in a no through road location within close proximity of the desirable Hook village centre with all its amenities and Railway Station.

The property has been extended, partially updated and modernised to a high standard by the current owners. Woodlands House is offered to the market with no onward chain.

Ground Floor

You are welcomed into the entrance hallway. The generous open plan fitted kitchen/breakfast/family room with Aga and central island has patio doors out to the rear garden. There is a spacious living room with feature brick fireplace and double doors into the lovely sun-filled conservatory overlooking the rear garden.

There are a further two good-sized reception rooms which would be ideal as a family room and dining room or study. There is also a utility room and a downstairs cloakroom.

First Floor

On the first floor are five beautifully presented bedrooms. The main bedroom has bespoke built-in floor to ceiling mirrored wardrobes leading through into the luxurious fitted en-suite bathroom with freestanding bath, separate shower, mirror with light sensor and underfloor heating. The second bedroom also benefits from a well-appointed fitted en-suite shower room. The fitted family bathroom suite with separate shower has underfloor heating.

Outside

To the rear is an enclosed garden, mainly laid to lawn with mature planting, flower beds, shrubs and trees. A sunny patio with steps down to the main garden makes an ideal area for entertaining or relaxing in the sunshine. At the bottom of the garden is a gate giving access to a walkway into the village centre. To the front is a private gravel driveway providing parking for several cars and a detached double garage with remote controlled door, power, electrics, overhead storage and cable for electric car charging point.





Woodlands House, Bulls Bushes, Hook, RG27

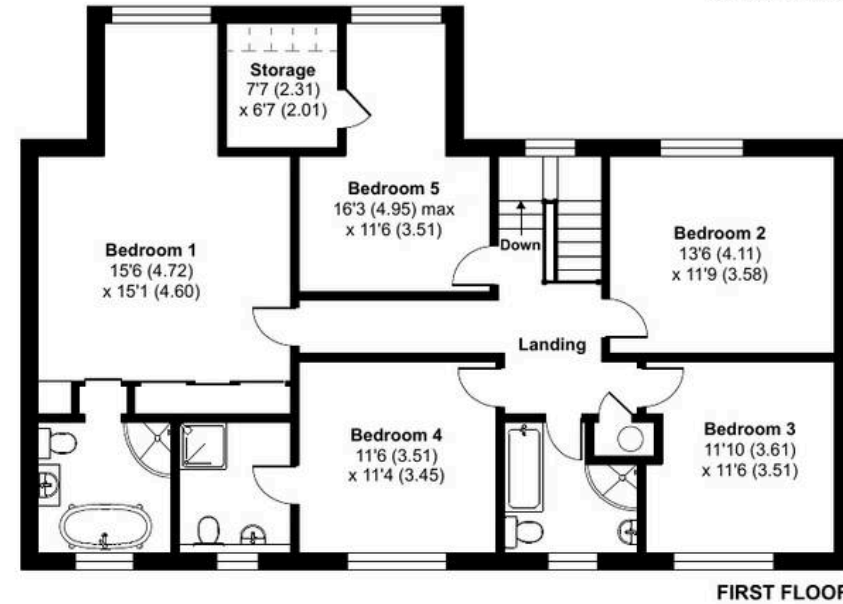
Approximate Area = 3092 sq ft / 287.2 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 386 sq ft / 35.9 sq m

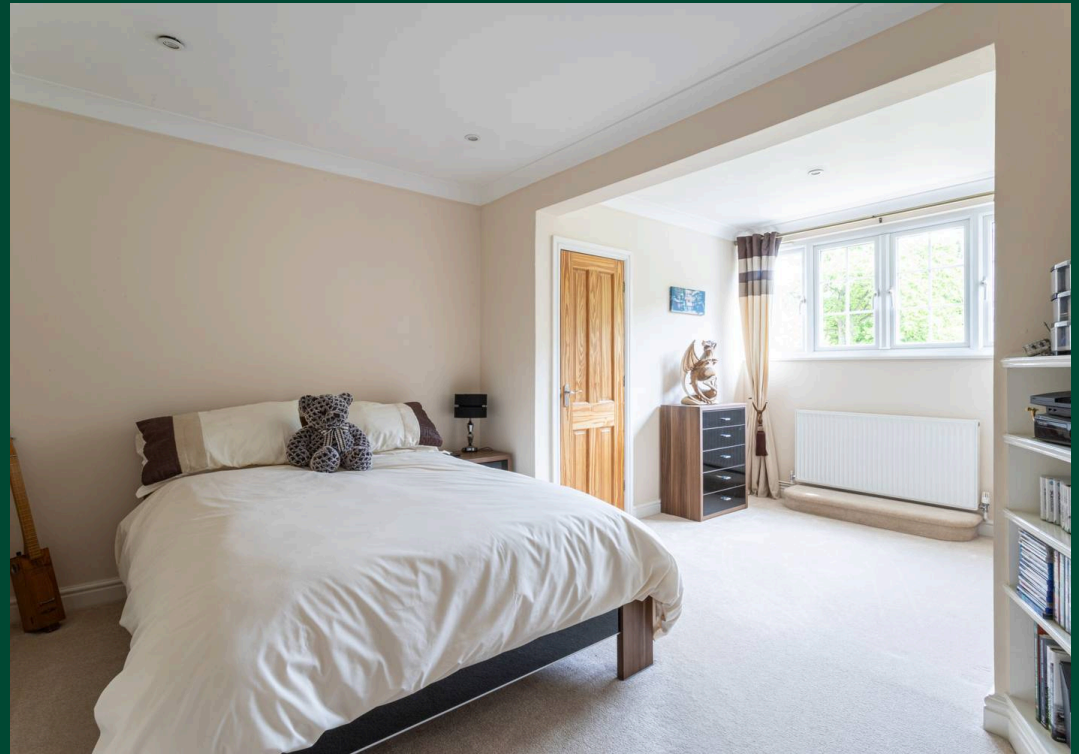
Total = 3491 sq ft / 324.3 sq m

For identification only - Not to scale



Denotes restricted head height







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